

Job#	AIGP-10820/MRCL
Scale	1" = 40'
Date	05-20-10
Drawn By	AEN
Checked By	IRLG
Description	Ramco - Gershenson, Inc. 31900 North Western Hwy., Suite 300 Farmington Hills, MI 48334
	Agile Pursuits, Inc. 1845 Satellite Blvd. Duluth, GA 30096
	2925 Holcomb Bridge Road Roswell, Georgia
	Zoning Plan

PARCEL 1 SITE DATA

SITE AREA	-	0.65 Ac. = 28,314 S.F.
CURRENT ZONING	-	O-P
PROPOSED ZONING	-	C-3
PROPOSED USE:	-	DRY CLEANER

BUILDING SETBACK INFORMATION:

FRONT	=	30'
SIDE	=	10'
REAR	=	10'

COMMERCIAL SUMMARY:

TOTAL BUILDING AREA:	=	2,950 S.F.
MIN. PARKING REQD.: (1 SP / 250 S.F.)	=	12 SP
MAX PARKING REQD.: (1 SP / 200 S.F.)	=	15 SP
PARKING PROPOSED:	=	15 SP (INCL. 1H/C SP)
MAX HEIGHT (FEET):	=	40'
PROPOSED HEIGHT	=	23'-6"
MAX HEIGHT (STORIES)	=	3 STORIES
PROPOSED (STORIES)	=	1 STORY
MAX BLDG. COVERAGE	=	25% = 7,079 S.F.
PROPOSED BLDG. COVERAGE	=	10.42% = 2,950 S.F.
MIN. LANDSCAPE AREA	=	20% = 5,663 S.F.
PROP. LANDSCAPE AREA	=	29% = 8,276 S.F.
MAX IMP. SURFACE	=	80% = 22,651 S.F.
PROP. IMP SURFACE	=	71% = 20,038 S.F.
MAX LOT COVERAGE	=	25% = 7,079 S.F.
PROP. LOT COVERAGE	=	10.42% = 2,950 S.F.

PARCEL 2 SITE DATA

SITE AREA	-	1.42 Ac. = 61,855.20 S.F.
CURRENT ZONING	-	O-P
PROPOSED ZONING	-	C-3 CONDITIONAL USE
PROPOSED USE:	-	CAR WASH / OIL & LUBE

BUILDING SETBACK INFORMATION:

FRONT	=	30'
SIDE	=	10'
REAR	=	10'

COMMERCIAL SUMMARY:

TOTAL BUILDING AREA:	=	7,116 S.F.
OIL/LUBE:		
MIN. PARKING REQD.: (1 SP / 250 S.F.)	=	5 SP
MAX PARKING REQD.: (1 SP / 200 S.F.)	=	6 SP
PARKING PROPOSED:	=	5 SP
CAR WASH: NO MIN. / MAX PARKING PROVIDED:	=	6 SP (INCL. 1 H/C SP)
CAR WASH STACKING:		
MIN. ENTRANCE STACKING REQ'D	=	6 SP
MAX ENTRANCE STACKING REQ'D	=	9 SP
STACKING PROPOSED	=	9 SP
MAX HEIGHT (FEET):	=	40'
PROPOSED HEIGHT	=	23'-6"
MAX HEIGHT (STORIES)	=	3 STORIES
PROPOSED (STORIES)	=	1 STORY
MAX BLDG. COVERAGE	=	25% = 15,463.80 S.F.
PROPOSED BLDG. COVERAGE	=	11.50% = 7,116 S.F.
MIN. LANDSCAPE AREA	=	20% = 12,371 S.F.
PROP. LANDSCAPE AREA	=	24.3% = 15,246 S.F.
MAX IMP. SURFACE	=	80% = 49,484 S.F.
PROP. IMP SURFACE	=	76% = 46,609 S.F.
MAX LOT COVERAGE	=	25% = 15,463.80 S.F.
PROP. LOT COVERAGE	=	11.5% = 7,116 S.F.

PARCEL 3 SITE DATA

SITE AREA	-	1.46 Ac. = 63,698 S.F.
CURRENT ZONING	-	O-P
PROPOSED ZONING	-	C-3
PROPOSED USE:	-	DAY CARE CENTER

BUILDING SETBACK INFORMATION:

FRONT	=	30'
SIDE	=	10'
REAR	=	10'

COMMERCIAL SUMMARY:

TOTAL BUILDING AREA:	=	10,000 S.F.
MIN. PARKING REQD.: (1 SP / 600 S.F.)	=	20 SP
MAX PARKING REQD.: (1 SP / 375 S.F.)	=	27 SP
PARKING PROPOSED:	=	23 SP (INCL. 2H/C SP)
MAX HEIGHT (FEET):	=	40'
PROPOSED HEIGHT	=	24'
MAX HEIGHT (STORIES)	=	3 STORIES
PROPOSED (STORIES)	=	1 STORY
MAX BLDG. COVERAGE	=	25% = 15,900 S.F.
PROPOSED BLDG. COVERAGE	=	15.72% = 10,000 S.F.
MIN. LANDSCAPE AREA	=	20% = 12,720 S.F.
PROP. LANDSCAPE AREA	=	66% = 35,719 S.F.
MAX IMP. SURFACE	=	80% = 50,878 S.F.
PROP. IMP SURFACE	=	44% = 27,883 S.F.
MAX LOT COVERAGE	=	25% = 15,900 S.F.
PROP. LOT COVERAGE	=	15.72% = 10,000 S.F.

VARIANCE REQUESTED FOR ARTICLE 10.6:
150 S.F. PLAY AREA / CHILD REQUIRED
180 CHILDREN = 27,000 S.F. REQUIRED
8,000 S.F. REQUESTED

VARIANCE REQUESTED FOR ARTICLE 6.5.3 TABLE 6.2:
REDUCE THE MINIMUM REQUIRED LANDSCAPE STRIP ALONG SIDE PROPERTY LINE FOR ANY NON-RESIDENTIAL USE FROM 5 FEET TO 0 FEET

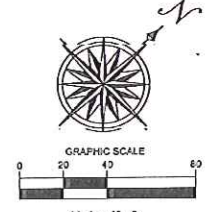
PARCEL 4 SITE DATA

SITE AREA	-	6.18 Ac. = 269,200.80 S.F.
CURRENT ZONING	-	O-P
PROPOSED ZONING	-	O-P CONSERVATION AREA TO BE LEFT UNDISTURBED

TOTAL SITE AREA = 9.71 AC.
TOTAL LANDSCAPED AREA = 7.54 = 77%

NOTE:
SITE DESIGN WILL ADHERE TO THE RIVER BANKS OVERLAY DISTRICT DESIGN GUIDELINES

1 Master Plan
1" = 40'



BAR BELOW IS 1" LONG FOR SCALES SHOWN ON THIS SHEET. IF NOT 1" LONG ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

COLOR CODES FOR UTILITY LOCATING

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	TELEPHONE/CATV
GREEN	WATER
BLACK	SEWER

THE CONTRACTOR MUST CALL THE UTILITIES PROTECTION CENTER FOUR DAYS BEFORE ANY EXCAVATION.

IF YOU USE GEORGIA... CALL US FIRST! 1-800-282-7411

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